
MINUTES
PLANNING AND ZONING COMMISSION
Meeting of March 7, 2017

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on TUESDAY, March 7, 2017 at 6:00 p.m. in the T.W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.

Planning & Zoning Commissioners present: Chairman Theresa Brooks, Vice-Chairman Bill Strother, Commissioners: Chad McCurdy, Gehrig Saldana, Michael Deeds, Lisa Thierry and Timothy Hamilton*

City Staff members present: Rod Tyler, Director of Planning; LaShondra Stringfellow, Asst. Director of Planning, Dana Woods, Planner and Sharon Davis, Executive Secretary of Planning.

I. Call the Meeting to Order

Chairman Brooks called the meeting to order at 6:00 p.m. declaring it an open meeting in which a quorum was present and the meeting notice was duly posted.

II. Approve the minutes of the February 21, 2017 regular meeting

A motion was made by Commissioner Deeds and seconded by Commissioner McCurdy to approve the minutes of the February 21, 2017 regular meeting. The vote was as follows:

Ayes: 6 – Chairman Brooks, Vice-Chairman Strother, Commissioners Hamilton, Deed, Saldana, and McCurdy

Nays: 0

Chairman Brooks declared the motion carried.

III. Citizens Forum

No one spoke

IV. Case 17-04 – Conduct a public hearing, review and consider an application for a change in zoning FROM "SF-8.5" – Single-Family Residential District (8,500-square-foot lots) TO "NS" – Neighborhood Service District on property bounded by FM 1382 to the west and Old Straus Road to the east with the approximate address being 917 Old Straus Road; requested by Nsenga West on behalf of Pastor Joel Berthelsen for Hope Lutheran Church.

*Commissioner Thierry arrived at 6:03

Ms. LaShondra Stringfellow, Assistant Planning Director presented the staff report. The applicant is requesting to rezone the 3.897 parcel from "SF8.5" to "NS" so they can have a full time child

care facility which will be separate from the church since child care is not allowed in a residential district. However, all uses permitted in "NS" would be allowed if the rezoning is approved. Staff recommends approval finding that the request meets the factors for zoning changes in Section 2.3.1.

Ms. Nsenga West, Little Scholar Academy, 917 Old Straus Rd. indicated she would answer any questions the commission might have.

Chairman Brooks opened the public hearing for anyone wishing to speak in support or opposition of this request.

No one spoke.

Chairman Brooks closed the public hearing and opened the floor for discussion among the Commissioners.

The Commissioners had several questions which included the following: how many children and age group would be attending the facility; what the hours of operation would be; would there be a kitchen and outdoor play area; how many exits does the facility have; would transportation be provided for the school age children for drop-off and pick-up from school to and from the child-care facility; and who owns the facility.

Ms. West stated the age group would be 18 months to 6th grade and the hours of operation would be from 6 am to 6 pm, Monday through Friday. The number of kids would be determined by the state. The child care facility would start off as a full time day care and then phase in school-age children, which would then require a van/bus for pick-up and drop-off at school. Ms. West would operate under Little Scholar Academy but would be leasing the facility from the church. She also indicated there will be a kitchen, outdoor play area and there is more than one exit and entry to the facility.

Commissioner McCurdy asked if the church would maintain its tax exempt status with a for profit business operating from the site.

Rod Tyler, Director of Planning indicated that DCAD is responsible for tax appraisals.

Commissioner Saldana asked how the amount of trips is determined to know when a traffic analysis is needed.

Mr. Tyler indicated it is based on the space and parking area of the facility being used. A traffic analysis would more than likely be needed on a large day care facility, in which this is not.

Commissioner Deeds made a motion to recommend approval of Case 17-04. The motion was seconded by Commissioner Hamilton. The vote was as follows:

Ayes: 7 – Chairman Brooks, Vice-Chairman Strother, Commissioners Saldana, McCurdy, Deeds, Thierry and Hamilton

Nays: 0

Chairman Brooks declared the motion carried.

V. Staff Reports and Discussion Items

1. Ms. Stringfellow informed the Commission of the current development applications.

VI. Adjourn

A motion was made, followed by a second for adjournment. The meeting adjourned at 6:51 pm.



Theresa Brooks
Chairman



Sharon Davis
Executive Secretary